

CASE NUMBER: PC-10810

This notice is to inform you that **The Alliance OKC, on behalf of Oklahoma City Urban Renewal Authority**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the DBD Downtown Business District, DTD-1 Downtown Transitional District: Limited, and Downtown Scenic Highway Area. The City Council will consider this zoning application at a public hearing on June 21, 2022. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

To review Use Unit Classification allocations for the proposed zoning district visit www.okc.gov/districts.

LEGAL DESCRIPTION:

Parcel 1 (Downtown Business District)

A strip, piece or parcel of land lying in all of Lots 14, 15 and 16, and part of Lots 12 and 13, Block 8 of Maywood Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the NW corner of said Lot 16, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present South right-of-way line of N.E. 10th Street, thence N 89°55'17" E along said South right-of-way line and the North line of said Lots 16, 15, 14, and 13 a distance of 76.46 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence S 00°04'43" E along said permanent West right-of-way line a distance of 30.16 feet, thence S 15°41'50" E along said permanent West right-of-way line a distance of 97.71 feet, thence S 12°26'31" E along said permanent West right-of-way line a distance of 16.13 feet to a point on the South line of said Lot 12, thence S 89°54'56" W along the South line of said Lots 12, 13, 14, 15 and 16 a distance of 106.19 feet to the SW corner of said Lot 16, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235, thence N 00°05'34" W along said West right-of-way line and the West line of said Lot 16 a distance of 140.03 feet to the point of beginning.

AND A strip, piece or parcel of land lying in all of Lots 17, 18, 19 and 20, and part of Lots 21 and 22, Block 8 of Maywood Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the SW corner of said Lot 17, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present North right-of-way line of N.E. 9th Street, thence N 89°54'34" E along said North right-of-way line and the South line of said Lots 17, 18, 19, 20, 21 and 22 a distance of 139.37 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 11°41'58" W along said permanent West right-of-way line a distance of 142.94 feet to a point on the North line of said Lot 21, thence S 89°54'56" W along the North line of said Lots 21, 20, 19, 18 and 17 a distance of 110.61 feet to the NW corner of said Lot 17, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235, thence S 00°05'34" E along said West right-of-way line and the West line of said Lot 17 a distance of 140.03 feet to the point of beginning.

AND A strip, piece or parcel of land lying in all of Lots 11, 12, 13, 14, 15 and 16, and part of Lots 9 and 10, Block 17 of Maywood Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the NW corner of said Lot 16, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present South right-of-way line of N.E. 9th Street, thence N 89°54'34" E along said South right-of-way line and the North line of said Lots 16, 15, 14, 13, 12, 11 and 10 a distance of 159.02 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence S 15°05'24" E along said permanent West right-of-way line a distance of 82.98 feet, thence S 12°07'15" E along said permanent West right-of-way line a distance of 61.20 feet to a point on the South line of said Lot 9, thence S 89°54'13" W along the South line of said Lots 9, 10, 11, 12, 13, 14, 15 and 16 a distance of 193.25 feet to the SW corner of said Lot 16, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235, thence N 00°05'34" W along said West right-of-way line and the West line of said Lot 16 a distance of 140.03 feet to the point of beginning.

AND A strip, piece or parcel of land lying in part of the alley in Block 8 of Maywood Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the NW corner of Lot 17 of said Block 8, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235, thence N 89°54'56" E along the North line of Lots 17, 18, 19, 20 and 21 of said Block 8 a distance of 110.61 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 12°33'25" W along said permanent West right-of-way line a distance of 20.48 feet to a point on the South line of Lot 12 of said Block 8, thence S 89°54'56" W along the South line of Lots 12, 13, 14, 15 and 16 of said Block 8 a distance of 106.19 feet to the SW corner of said Lot 16, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235, thence S 00°05'34" E along said West right-of-way line a distance of 20.00 feet to the point of beginning.

AND A strip, piece or parcel of land lying in part of N.E. 9th Street, between Blocks 8 and 17 of Maywood Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of said Block 17, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present South right-of-way line of N.E. 9th Street, thence N 89°54'34" E along said South right-of-way line and the North line of said Block 17 a distance of 159.02 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 13°53'51" W along said permanent West right-of-way line a distance of 82.38 feet to a point on the present North right-of-way line of N.E. 9th Street and the South line of said Block 8, thence S 89°54'34" W along said North right-of-way line and said South line of Block 8 a distance of 139.37 feet to the SW corner of said Block 8, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235, thence S 00°05'34" E along said West right-of-way line a distance of 80.00 feet to the point of beginning.

Parcel 2 (Downtown Business District)

A strip, piece, or parcel of land lying in part of Blocks 29 and 36, MAYWOOD ADDITION to the City of Oklahoma City, and all that part of N.E. 6th Street, lying between Blocks 29 and 36 and lying-in part of the alley in Block 36, all lying in the NW¼ of Section 34, T12N, R3W in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the SW corner of Lot 17 of said Block 36, thence N 00°07'16" W along the West line of said Lot 17, a distance of 55.49 feet, thence N 89°52'44" E distance of 10.00 feet to the POINT OF BEGINNING, thence N 00°07'16" W and parallel with the West line of said Lot 17, a distance of 121.21 feet, thence Northeasterly on a curve to the left having a radius of 149.46 feet and a chord bearing of N 26°24'11" E and a chord distance of 172.62 feet, an arc distance of 184.03 feet, thence N 50°58'57" E a distance of 107.10 feet, thence S 39°01'03" E a distance of 271.76 feet, thence S 50°58'57" W a distance of 88.34 feet, thence Southwesterly on a curve to the right having a radius of 530.20 feet and a chord bearing of S 65°27'34" W and a chord distance of 265.09 feet, an arc distance of 267.93 feet, thence N 32°01'53" W a distance of 39.65 feet to said POINT OF BEGINNING.

Parcel 3 (Downtown Transitional District – 1)

A strip, piece or parcel of land lying in all of Lots 20, 21, 22, 23 and 27, and part of Lots 18, 19, 24, 25, 26 and 28, and part of the vacated alley, Block 5 of Classen's East Highland Parked Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the NW corner of said Lot 26, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present South right-of-way line of N.E. 13th Street, thence S 01°22'28" W along said West right-of-way line and the West line of said Lot 26 a distance of 48.93 feet to a point on the permanent East right-of-way line of N. Oklahoma Avenue (relocated frontage road), thence Southeasterly along said permanent East right-of-way line on a curve to the left having a chord bearing of S 09°09'06" E and having a radius of 686.20 feet an arc distance of 252.13 feet, thence S 19°40'41" E along said permanent East right-of-way line a distance of 3.46 feet to a point on the South line of said Lot 24, said point being on the present North right-of-way line of N.E. 12th Street, thence N 89°31'41" E along said North right-of-way line and the South line of said Lots 24, 23, 22, 21, 20, 19 and 18 a distance of 139.46 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 05°36'24" W along said permanent West right-of-way line a distance of 83.49 feet, thence N 09°46'57" W along said permanent West right-of-way line a distance of 184.26 feet, thence N 00°28'19" W along said permanent West right-of-way line a distance of 35.03 feet to a point on the North line of said Lot 28, said point being on the present South right-of-way line of NE 13th Street, thence S 89°31'41" W along said South right-of-way line and the North line of said Lots 28, 27 and 26 a distance of 139.57 feet to the point of beginning.

AND A strip, piece or parcel of land lying in all of Lot 20, and part of Lots 18, 19, 21, 22, and 23, Block 6 of Classen's East Highland Parked Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of Lot 25, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present South right-of-way line of N.E. 12th Street, thence N 89°31'41" E along said South right-of-way line and the North line of Lots 25, 24

and 23 a distance of 75.61 feet to a point on the permanent East right-of-way line of N. Oklahoma Avenue (relocated frontage road), said point being the point of beginning, thence S 19°40'41" E along said permanent East right-of-way line a distance of 148.27 feet to a point on the South line of said Lot 21, thence N 89°31'41" E along the South line of said Lots 21, 20 and 19 a distance of 47.59 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 05°49'59" E along said permanent West right-of-way line a distance of 140.87 feet to a point on the North line of said Lot 18, said point being on the present South right-of-way line of N.E. 12th Street, thence S 89°31'41" W along said South right-of-way line and the North line of said Lots 18, 19, 20, 21, 22 and 23 a distance of 111.84 feet to the point of beginning.

AND A strip, piece or parcel of land lying in part of Lots 31, 32 and 33, Block 6 of Classen's East Highland Parked Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of Lot 26, said point being on the present East right-of-way line of vacated N. Oklahoma Avenue, thence N 89°31'41" E along the North line of Lots 26, 27, 28, 29, 30 and 31 a distance of 136.51 feet to a point on the permanent East right-of-way line of N. Oklahoma Avenue (relocated frontage road), said point being the point of beginning, thence S 19°40'41" E along said permanent East right-of-way line a distance of 108.38 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 00°50'07" W along said permanent West right-of-way line a distance of 73.14 feet, thence N 05°49'59" E along said permanent West right-of-way line a distance of 29.38 feet to a point on the North line of said Lot 33, thence S 89°31'41" W along the North line of said Lots 33, 32 and 31 a distance of 38.42 feet to the point of beginning.

AND A strip, piece or parcel of land lying in part of N.E. 12th Street, between Blocks 5 and 6 of Classen's East Highland Parked Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of said Block 6, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present South right-of-way line of N.E. 12th Street, thence N 89°31'41" E along said South right-of-way line and the North line of said Block 6 a distance of 75.61 feet to a point on the permanent East right-of-way line of N. Oklahoma Avenue (relocated frontage road), said point being the point of beginning, thence continuing N 89°31'41" E along said South right-of-way line and said North line of Block 6 a distance of 111.84 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 00°40'11" E along said permanent West right-of-way line a distance of 75.01 feet to a point on the present North right-of-way line of N.E. 12th Street and the South line of said Block 5, thence S 89°31'41" W along said North right-of-way line and said South line of Block 5 a distance of 139.46 feet to a point on the permanent East right-of-way line of N. Oklahoma Avenue (relocated frontage road), thence S 19°40'41" E along said permanent East right-of-way line a distance of 79.42 feet to the point of beginning.

AND A strip, piece or parcel of land lying in part of the alley in Block 6 of Classen's East Highland Parked Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of Lot 26 of said Block 6, said point being on the present East right-of-way line of vacated N. Oklahoma Avenue, thence N 89°31'41" E along the North line of Lots 26, 27, 28, 29, 30 and 31 of said Block 6 a distance of 136.51 feet to a point

on the permanent East right-of-way line of N. Oklahoma Avenue (relocated frontage road), said point being the point of beginning, thence N 19°40'41" W along said permanent East right-of-way line a distance of 21.18 feet to a point on the South line of Lot 21 of said Block 6, thence N 89°31'41" E along the South line of Lots 21, 20 and 19 of said Block 6 a distance of 47.59 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence S 05°49'59" W along said permanent West right-of-way line a distance of 20.12 feet to a point on the North line of Lot 33 of said Block 6, thence S 89°31'41" W along the North line of Lots 33, 32 and 31 of said Block 6 a distance of 38.42 feet to the point of beginning.

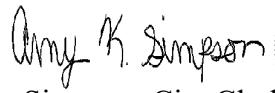
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 24th day of May, 2022

SEAL


Amy Simpson, City Clerk



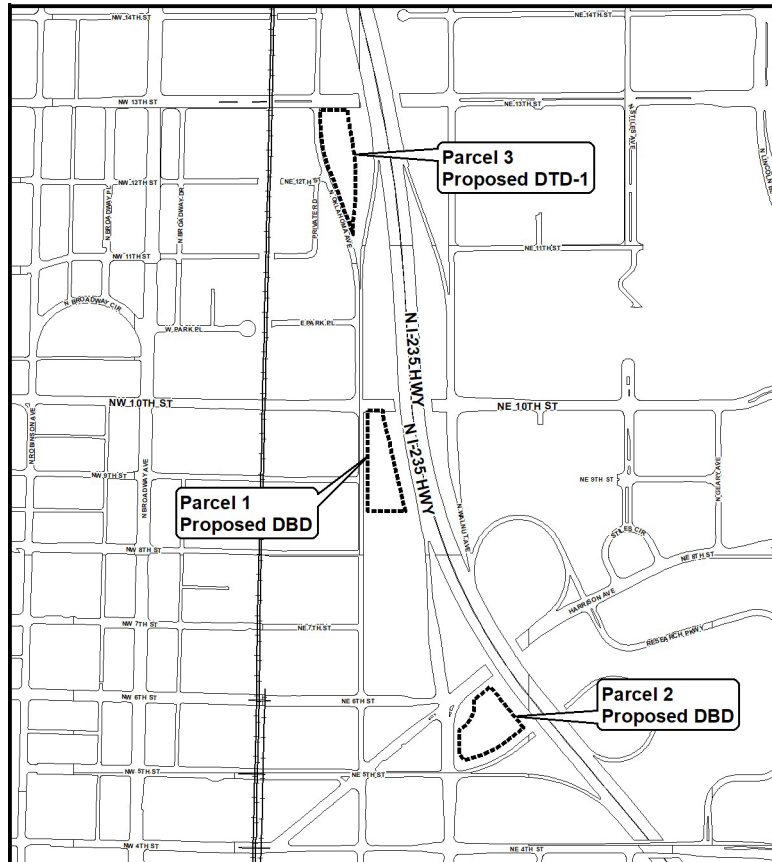
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-10810

FROM: R-4 General Residential, C-3 Community Commercial, O-1 Limited Office and Downtown Scenic Highway Area

TO: DBD Downtown Business District, DTD-1 Downtown Transitional District: Limited, and Downtown Scenic Highway Area

ADDRESS OF PROPERTY: 1010 North Oklahoma Avenue, 1324 North Oklahoma Avenue, and 616 North Walnut Avenue



PROPOSED USE: The purpose of this request is to change the existing mixed-district based zoning, formerly within State Highway Right-of-Way, to Special Purpose District based zoning that will permit in-fill of design district use and development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

DBD Downtown Business District is intended for the conduct of all forms of business activity, including mixed-uses in a single building, within the central area of the City. Limited industrial uses are permitted upon individual review and the issuance of a Special Permit. A Downtown Design Review and Certificate of Approval is required for all projects, public and private, located in the DBD.

DTD-1 Downtown Transitional District Limited District promotes a high-quality mix of commercial, office, and residential uses, including mixed-uses in a single building, for areas adjacent to the Downtown Business District (DBD). A Downtown Design Review and Certificate of Approval is required for all projects, public and private, located in the DTD-1.

Downtown Scenic Highway Area promotes the reasonable, orderly and effective display of non-accessory signage in the downtown area while remaining consistent with national policies, to protect the public investment in the interstate and Federal-aid primary highways, to promote and enhance the beauty, order and attractiveness of the City to residents, tourists and visitors and thus, positively influence the economic prosperity of the area.

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Development Services Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623 · (405) 297-2495 · (405) 297-2289 · (405) 297-3908

TDD (405) 297-2020

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PC-10810

LOCATION: 1010 North Oklahoma Avenue, 1324 North Oklahoma Avenue, and 616 North Walnut Avenue

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the DBD Downtown Business District, DTD-1 Downtown Transitional District: Limited, and Downtown Scenic Highway Area from the R-4 General Residential, C-3 Community Commercial, O-1 Limited Office and Downtown Scenic Highway Area. A public hearing will be held by the City Council on June 21, 2022. **The City Council meets in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

To review Use Unit Classification allocations for the proposed zoning district visit www.okc.gov/districts.

Under the terms of said ordinance, the limits of and boundaries of the DBD Downtown Business District, DTD-1 Downtown Transitional District: Limited, and Downtown Scenic Highway Area would be extended to include the following described property:

Parcel 1 (Downtown Business District)

A strip, piece or parcel of land lying in all of Lots 14, 15 and 16, and part of Lots 12 and 13, Block 8 of Maywood Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the NW corner of said Lot 16, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present South right-of-way line of N.E. 10th Street, thence N 89°55'17" E along said South right-of-way line and the North line of said Lots 16, 15, 14, and 13 a distance of 76.46 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence S 00°04'43" E along said permanent West right-of-way line a distance of 30.16 feet, thence S 15°41'50" E along said permanent West right-of-way line a distance of 97.71 feet, thence S 12°26'31" E along said permanent West right-of-way line a distance of 16.13 feet to a point on the South line of said Lot 12, thence S 89°54'56" W along the South line of said Lots 12, 13, 14, 15 and 16 a distance of 106.19 feet to the SW corner of said Lot 16, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235, thence N 00°05'34" W along said West right-of-way line and the West line of said Lot 16 a distance of 140.03 feet to the point of beginning.

AND A strip, piece or parcel of land lying in all of Lots 17, 18, 19 and 20, and part of Lots 21 and 22, Block 8 of Maywood Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the SW corner of said Lot 17, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present North right-of-way line of N.E. 9th Street, thence N 89°54'34" E along said North right-of-way line and the South line of said Lots 17, 18, 19, 20, 21 and 22 a distance of 139.37 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 11°41'58" W along said permanent West right-of-way line a

distance of 142.94 feet to a point on the North line of said Lot 21, thence S 89°54'56" W along the North line of said Lots 21, 20, 19, 18 and 17 a distance of 110.61 feet to the NW corner of said Lot 17, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235, thence S 00°05'34" E along said West right-of-way line and the West line of said Lot 17 a distance of 140.03 feet to the point of beginning.

AND A strip, piece or parcel of land lying in all of Lots 11, 12, 13, 14, 15 and 16, and part of Lots 9 and 10, Block 17 of Maywood Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the NW corner of said Lot 16, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present South right-of-way line of N.E. 9th Street, thence N 89°54'34" E along said South right-of-way line and the North line of said Lots 16, 15, 14, 13, 12, 11 and 10 a distance of 159.02 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence S 15°05'24" E along said permanent West right-of-way line a distance of 82.98 feet, thence S 12°07'15" E along said permanent West right-of-way line a distance of 61.20 feet to a point on the South line of said Lot 9, thence S 89°54'13" W along the South line of said Lots 9, 10, 11, 12, 13, 14, 15 and 16 a distance of 193.25 feet to the SW corner of said Lot 16, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235, thence N 00°05'34" W along said West right-of-way line and the West line of said Lot 16 a distance of 140.03 feet to the point of beginning.

AND A strip, piece or parcel of land lying in part of the alley in Block 8 of Maywood Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the NW corner of Lot 17 of said Block 8, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235, thence N 89°54'56" E along the North line of Lots 17, 18, 19, 20 and 21 of said Block 8 a distance of 110.61 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 12°33'25" W along said permanent West right-of-way line a distance of 20.48 feet to a point on the South line of Lot 12 of said Block 8, thence S 89°54'56" W along the South line of Lots 12, 13, 14, 15 and 16 of said Block 8 a distance of 106.19 feet to the SW corner of said Lot 16, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235, thence S 00°05'34" E along said West right-of-way line a distance of 20.00 feet to the point of beginning.

AND A strip, piece or parcel of land lying in part of N.E. 9th Street, between Blocks 8 and 17 of Maywood Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of said Block 17, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present South right-of-way line of N.E. 9th Street, thence N 89°54'34" E along said South right-of-way line and the North line of said Block 17 a distance of 159.02 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 13°53'51" W along said permanent West right-of-way line a distance of 82.38 feet to a point on the present North right-of-way line of N.E. 9th Street and the South line of said Block 8, thence S 89°54'34" W along said North right-of-way line and said South line of Block 8 a distance of 139.37 feet to the SW corner of said Block 8, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No.

235, thence S 00°05'34" E along said West right-of-way line a distance of 80.00 feet to the point of beginning.

Parcel 2 (Downtown Business District)

A strip, piece, or parcel of land lying in part of Blocks 29 and 36, MAYWOOD ADDITION to the City of Oklahoma City, and all that part of N.E. 6th Street, lying between Blocks 29 and 36 and lying-in part of the alley in Block 36, all lying in the NW¼ of Section 34, T12N, R3W in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the SW corner of Lot 17 of said Block 36, thence N 00°07'16" W along the West line of said Lot 17, a distance of 55.49 feet, thence N 89°52'44" E distance of 10.00 feet to the POINT OF BEGINNING, thence N 00°07'16" W and parallel with the West line of said Lot 17, a distance of 121.21 feet, thence Northeasterly on a curve to the left having a radius of 149.46 feet and a chord bearing of N 26°24'11" E and a chord distance of 172.62 feet, an arc distance of 184.03 feet, thence N 50°58'57" E a distance of 107.10 feet, thence S 39°01'03" E a distance of 271.76 feet, thence S 50°58'57" W a distance of 88.34 feet, thence Southwesterly on a curve to the right having a radius of 530.20 feet and a chord bearing of S 65°27'34" W and a chord distance of 265.09 feet, an arc distance of 267.93 feet, thence N 32°01'53" W a distance of 39.65 feet to said POINT OF BEGINNING.

Parcel 3 (Downtown Transitional District – 1)

A strip, piece or parcel of land lying in all of Lots 20, 21, 22, 23 and 27, and part of Lots 18, 19, 24, 25, 26 and 28, and part of the vacated alley, Block 5 of Classen's East Highland Parked Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the NW corner of said Lot 26, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present South right-of-way line of N.E. 13th Street, thence S 01°22'28" W along said West right-of-way line and the West line of said Lot 26 a distance of 48.93 feet to a point on the permanent East right-of-way line of N. Oklahoma Avenue (relocated frontage road), thence Southeasterly along said permanent East right-of-way line on a curve to the left having a chord bearing of S 09°09'06" E and having a radius of 686.20 feet an arc distance of 252.13 feet, thence S 19°40'41" E along said permanent East right-of-way line a distance of 3.46 feet to a point on the South line of said Lot 24, said point being on the present North right-of-way line of N.E. 12th Street, thence N 89°31'41" E along said North right-of-way line and the South line of said Lots 24, 23, 22, 21, 20, 19 and 18 a distance of 139.46 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 05°36'24" W along said permanent West right-of-way line a distance of 83.49 feet, thence N 09°46'57" W along said permanent West right-of-way line a distance of 184.26 feet, thence N 00°28'19" W along said permanent West right-of-way line a distance of 35.03 feet to a point on the North line of said Lot 28, said point being on the present South right-of-way line of NE 13th Street, thence S 89°31'41" W along said South right-of-way line and the North line of said Lots 28, 27 and 26 a distance of 139.57 feet to the point of beginning.

AND A strip, piece or parcel of land lying in all of Lot 20, and part of Lots 18, 19, 21, 22, and 23, Block 6 of Classen's East Highland Parked Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of Lot 25, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present South right-of-way line of N.E. 12th

Street, thence N 89°31'41" E along said South right-of-way line and the North line of Lots 25, 24 and 23 a distance of 75.61 feet to a point on the permanent East right-of-way line of N. Oklahoma Avenue (relocated frontage road), said point being the point of beginning, thence S 19°40'41" E along said permanent East right-of-way line a distance of 148.27 feet to a point on the South line of said Lot 21, thence N 89°31'41" E along the South line of said Lots 21, 20 and 19 a distance of 47.59 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 05°49'59" E along said permanent West right-of-way line a distance of 140.87 feet to a point on the North line of said Lot 18, said point being on the present South right-of-way line of N.E. 12th Street, thence S 89°31'41" W along said South right-of-way line and the North line of said Lots 18, 19, 20, 21, 22 and 23 a distance of 111.84 feet to the point of beginning.

AND A strip, piece or parcel of land lying in part of Lots 31, 32 and 33, Block 6 of Classen's East Highland Parked Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of Lot 26, said point being on the present East right-of-way line of vacated N. Oklahoma Avenue, thence N 89°31'41" E along the North line of Lots 26, 27, 28, 29, 30 and 31 a distance of 136.51 feet to a point on the permanent East right-of-way line of N. Oklahoma Avenue (relocated frontage road), said point being the point of beginning, thence S 19°40'41" E along said permanent East right-of-way line a distance of 108.38 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 00°50'07" W along said permanent West right-of-way line a distance of 73.14 feet, thence N 05°49'59" E along said permanent West right-of-way line a distance of 29.38 feet to a point on the North line of said Lot 33, thence S 89°31'41" W along the North line of said Lots 33, 32 and 31 a distance of 38.42 feet to the point of beginning.

AND A strip, piece or parcel of land lying in part of N.E. 12th Street, between Blocks 5 and 6 of Classen's East Highland Parked Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of said Block 6, said point being on the present East right-of-way line of N. Oklahoma Avenue and the present West right-of-way line of Interstate Highway No. 235 and the present South right-of-way line of N.E. 12th Street, thence N 89°31'41" E along said South right-of-way line and the North line of said Block 6 a distance of 75.61 feet to a point on the permanent East right-of-way line of N. Oklahoma Avenue (relocated frontage road), said point being the point of beginning, thence continuing N 89°31'41" E along said South right-of-way line and said North line of Block 6 a distance of 111.84 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence N 00°40'11" E along said permanent West right-of-way line a distance of 75.01 feet to a point on the present North right-of-way line of N.E. 12th Street and the South line of said Block 5, thence S 89°31'41" W along said North right-of-way line and said South line of Block 5 a distance of 139.46 feet to a point on the permanent East right-of-way line of N. Oklahoma Avenue (relocated frontage road), thence S 19°40'41" E along said permanent East right-of-way line a distance of 79.42 feet to the point of beginning.

AND A strip, piece or parcel of land lying in part of the alley in Block 6 of Classen's East Highland Parked Addition to the City of Oklahoma City, according to the recorded plat thereof, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of Lot 26 of said Block 6, said point being on the present East right-of-way line of vacated N. Oklahoma Avenue, thence N 89°31'41" E along the North line of Lots 26, 27, 28, 29, 30 and 31 of said Block 6 a distance of 136.51 feet to a point on the permanent East right-of-way line of N. Oklahoma Avenue (relocated frontage road), said

point being the point of beginning, thence N 19°40'41" W along said permanent East right-of-way line a distance of 21.18 feet to a point on the South line of Lot 21 of said Block 6, thence N 89°31'41" E along the South line of Lots 21, 20 and 19 of said Block 6 a distance of 47.59 feet to a point on the permanent West right-of-way line of Interstate Highway No. 235, thence S 05°49'59" W along said permanent West right-of-way line a distance of 20.12 feet to a point on the North line of Lot 33 of said Block 6, thence S 89°31'41" W along the North line of Lots 33, 32 and 31 of said Block 6 a distance of 38.42 feet to the point of beginning.

PROPOSED USE: The purpose of this request is to change the existing mixed-district based zoning, formerly within State Highway Right-of-Way, to Special Purpose District based zoning that will permit in-fill of design district use and development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

DBD Downtown Business District is intended for the conduct of all forms of business activity, including mixed-uses in a single building, within the central area of the City. Limited industrial uses are permitted upon individual review and the issuance of a Special Permit. A Downtown Design Review and Certificate of Approval is required for all projects, public and private, located in the DBD.

DTD-1 Downtown Transitional District Limited District promotes a high-quality mix of commercial, office, and residential uses, including mixed-uses in a single building, for areas adjacent to the Downtown Business District (DBD). A Downtown Design Review and Certificate of Approval is required for all projects, public and private, located in the DTD-1.

Downtown Scenic Highway Area promotes the reasonable, orderly and effective display of non-accessory signage in the downtown area while remaining consistent with national policies, to protect the public investment in the interstate and Federal-aid primary highways, to promote and enhance the beauty, order and attractiveness of the City to residents, tourists and visitors and thus, positively influence the economic prosperity of the area.

Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBERS** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 24th day of May, 2022

SEAL

For further information call 297-3908

Amy Simpson, City Clerk

TDD 297-2020

